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THE TELANGANA GAZETTE

PART-II EXTRAORDINARY

PUBLISHED BY AUTHORITY

No. 330-A] **HYDERABAD, MONDAY, DECEMBER 9, 2024.**

NOTIFICATIONS BY HEADS OF DEPARTMENTS, Etc.

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HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO MANUFACTURING USE ZONE OF LAND SITUATED AT SAMPANBOLE (VILLAGE), SHAMIRPET (MANDAL), MEDCHAL DISTRCIT.

Lr.No.MEG0200009139210/CLU/PLG-3/TG-iPASS/HMDA/2024 .-

The following Draft Variation to the Land Use envisaged in the Notified Metropolitan Development Plan (MDP) - 2031 for Hyderabad Metropolitan Region (HMR) Notified by the Government vide G.O.Ms.No.33 MA & UD, dt: 24.01.2013 which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Act, 2008 (Act No.8 of 2008).

DRAFT VARIATION

The site in Sy.No.198/P situated at Sampanbole (Village), Shamirpet (Mandal), Medchal District to an extent 10218.17 Sq.mtrs with road affected area of 233.2Sqmts and net site area of 9984.92 Sq.mts which is presently earmarked for conservation use zone in the notified Master plan MDP-2031, vide G.O.Ms. No.33, MA & UD, dated 24.01.2013, is now proposed to be designated as manufacturing use zone for setting up unit for Ice Cream under 'Red' category, with the following conditions.

a) The applicant shall pay the conversion charges and publication charges to HMDA as per rules in force before issue of final orders.

b) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168 dt:07.04.2012 and G.O.Ms.No.33 MA, dt.24-01-2013.

c) Applicant shall follow the conditions mentioned in NOC from SE, I & CAD, Irrigation Circle, vide.Lr.No.SE/IC/RR/DSE/DEE-I/TS-2/2020/1496/7No's Dated. 09-10-2020 and shall follow the norms with reference to the buffer zone to a width of 9.00mts in the proposed site adjacent to Mathwani Chervu, Singai Chervu & Ubba Kunta.

d) Applicant shall follow the conditions mentioned in the submitted letter from The Chief Electrical Inspector to Government of Telangana regarding Electrical installation of voltage exceeding 650 V vide Lr.No.CEIG/TS/EI/EX.650V/RR-746/D.No.2131/20, Dated.10.12.2020.

e) The naksha road between Sy.nos.175,176,197,198 &203 shall be kept intact as per revenue map on ground.

f) Applicant shall follow the conditions mentioned in the NOC given by the SE, OMC/ Metro east vide.lr.No.SE/OMC/Metro-east/DE(T)/AE-3/F.SS L-2D.No.1134/20, Dt.14.09.2020. Wherein certain conditions have been insisted for taking up construction work in the vicinity.

g) The applicant shall maintain a width of 12.00mts from the centre line of the existing road and construct the compound wall and also ensure that no encroachment is done within in the 12.00mts of the road portion.

h) The applicant shall follow the norms as insisted by the Electricity Department.

i) As per the location sketch it has been observed that, there is a Naksha road bifurcating Sy.No.174, 208 & 198. Hence, the applicant shall ensure that no construction activity or encroachments shall take place in the said road and shall be utilized as a public road.

j) Applicant shall handover the road affected area to the local body at free of cost through registered gift deed.

k) The applicant has to leave 3.00Mtrs green buffer strip towards designated Conservation land use in order to segregate Industrial activity from the Conservation use activity.

l) The applicant should commence civil works within 3 years and start commercial production within 5 years from the date of issue of orders from government and the application shall be revoked if the conditions are not followed by the applicant.

m) The change of land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.

n) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.

o) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.

p) The applicant shall submit the affidavit / undertaking stating that they shall not undertake any kind of development / construction in the proposed Master Plan road area covered with in the applicant site.

q) CLU shall not be used as proof of any title of the land.

r) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

s) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES:

North	:	Sy.no.197 of Sampanbole (V), Manufacturing use zone vide CLU G.O.Ms.No.61 MA & UD dt:24-04-2023 & Existing 7.00mts wide road proposed to be widened to 12.00mts.
South	:	Sy.no.198/P of Sampanbole (V) & Conservation use zone.
East	:	Proposed 40 feet road and Sy.no.197 of Sampanbole (V), Manufacturing use zone vide CLU G.O.Ms.No.61 MA & UD dt:24-04-2023 & Sy.No.199 of Sampanbole (V) & Conservation use zone.
West	:	Sy.no.198/P of Sampanbole (V) & Manufacturing use zone vide CLU G.O.Ms.No.61 MA & UD dt:24-04-2023.

(Sd/-),
For Metropolitan Commissioner,
Director Planning-I, HMDA.

Hyderabad,
09-12-2024.

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